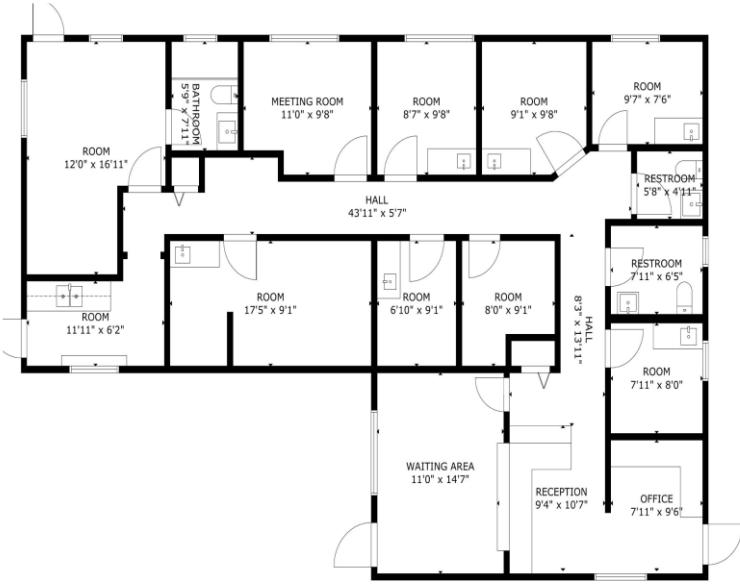


2482 Secoffee Terrace

Medical Office

For Lease





2,241 SF

TOTAL SF

2,096 SF

USABLE SF

3

PARKING SPACE

Medical Use
Approved

1969 / 1979

YEAR BUILT / EFFECTIVE YEAR

Outpatient Ready

EXECUTIVE SUMMARY

Polaris Advisors is pleased to present the opportunity to lease the 2482 Secoffee Ter, a well-located medical office property situated in the highly desirable Coconut Grove corridor. The property offers a functional and flexible layout ideal for a wide range of medical users, including primary care, specialty practices, dental, imaging, med spas, and allied health services. Its neighborhood-oriented setting provides a professional environment that balances accessibility, visibility, and patient convenience.

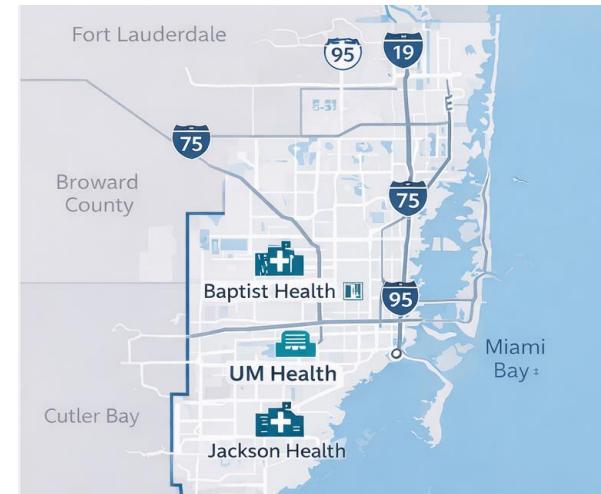
Positioned just minutes from US-1 and surrounded by dense residential neighborhoods and established healthcare infrastructure, the property benefits from strong regional connectivity and consistent patient demand. With limited competing medical inventory in the immediate area and continued growth in outpatient healthcare services, this building presents an attractive leasing opportunity for medical professionals seeking a stable, long-term location in one of Miami's most proven medical submarkets.

Market Overview – Miami Dade County

Miami is a highly desirable market for medical and professional office users due to its strong population growth, dense residential base, and expanding healthcare demand. Continued in-migration and an aging population have increased the need for accessible, neighborhood-oriented medical services, making well-located medical office space especially valuable for providers focused on patient convenience and long-term practice stability.

The market is supported by major healthcare systems including Baptist Health, the University of Miami Health System, and Jackson Health, which reinforce Miami's role as a regional healthcare hub and continue to drive patient traffic throughout the metro area. This established medical infrastructure creates a strong referral network and long-term demand for outpatient and specialty practices.

Limited availability of quality medical office space, combined with rising construction costs, has constrained new supply and strengthened leasing fundamentals for existing properties. For tenants, this translates into stable locations, strong patient demand, and confidence in selecting a market that supports long-term growth, visibility, and operational success.



Why Miami for Medical Office?

- Strong population growth and in-migration trends
- Major regional healthcare hub for South Florida
- Limited new medical office development pipeline
- High demand for outpatient and neighborhood medical services
- Stable tenant base driven by long-term medical practices

2,744,751	1,008,719	2.68	41.5	\$76,566	\$515,522	92	54	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

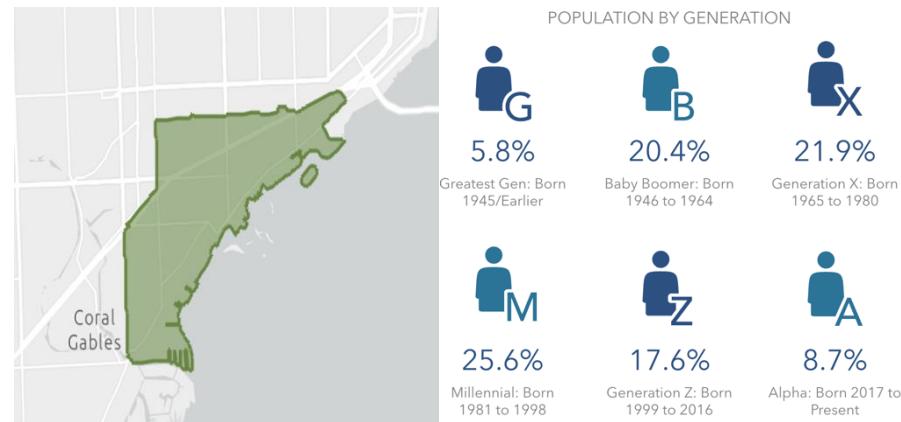
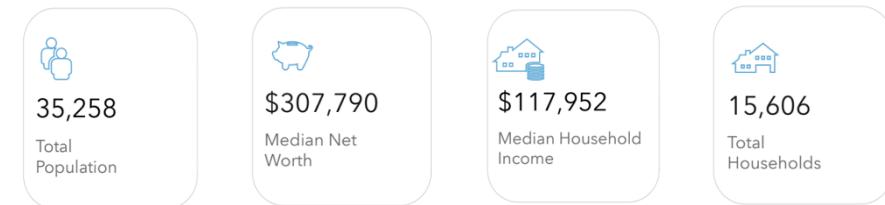
Submarket Overview – Coconut Grove

The Coconut Grove submarket is one of the most established and desirable healthcare corridors in Miami, known for its dense residential base, high-income demographics, and close proximity to major medical institutions. The area offers an ideal environment for medical practitioners seeking both patient accessibility and long-term practice stability.

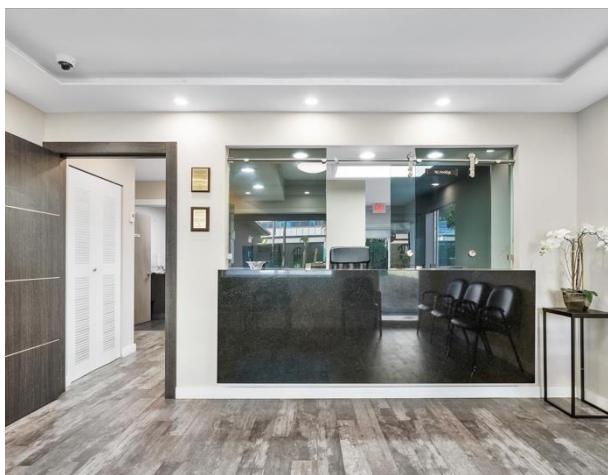
2482 Secoffee Terrace is strategically positioned just west of US-1 (South Dixie Highway), providing excellent north-south connectivity throughout Miami-Dade County. The location allows quick access to Downtown Miami, Coral Gables, South Miami, and Coconut Grove, all of which are home to strong population densities and significant healthcare demand.

The surrounding area is characterized by mature residential neighborhoods, strong daytime population, and a concentration of professional and medical uses. This creates consistent patient traffic and supports a wide range of medical specialties. Additionally, the submarket benefits from limited new medical office development, which helps protect tenant occupancy and rental performance.

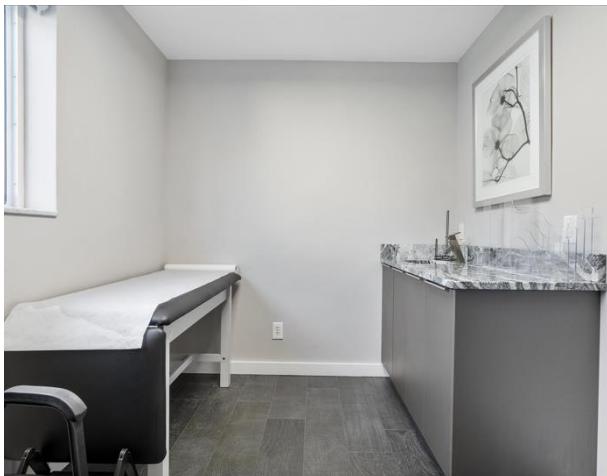
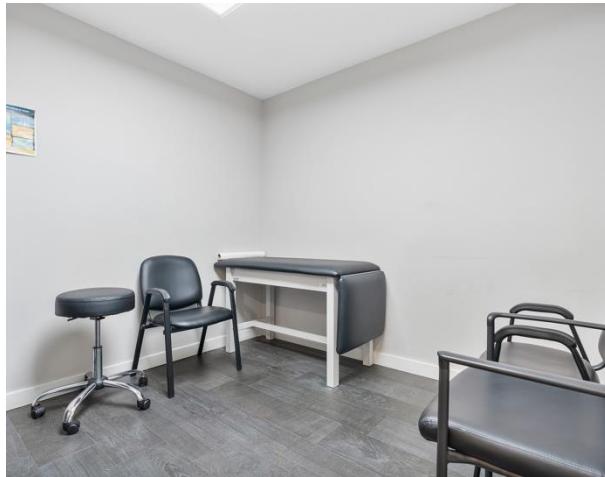
Nearby medical anchors, outpatient facilities, and specialty practices reinforce the area's reputation as a healthcare-focused corridor. For tenants, this clustering effect enhances referral activity, visibility, and credibility within the local medical community.



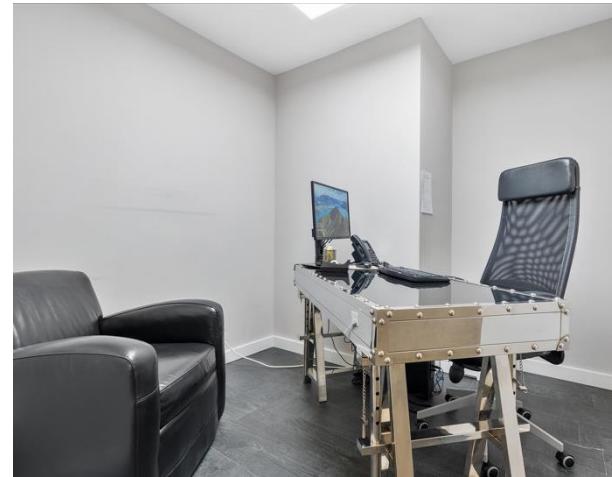
Additional Photos



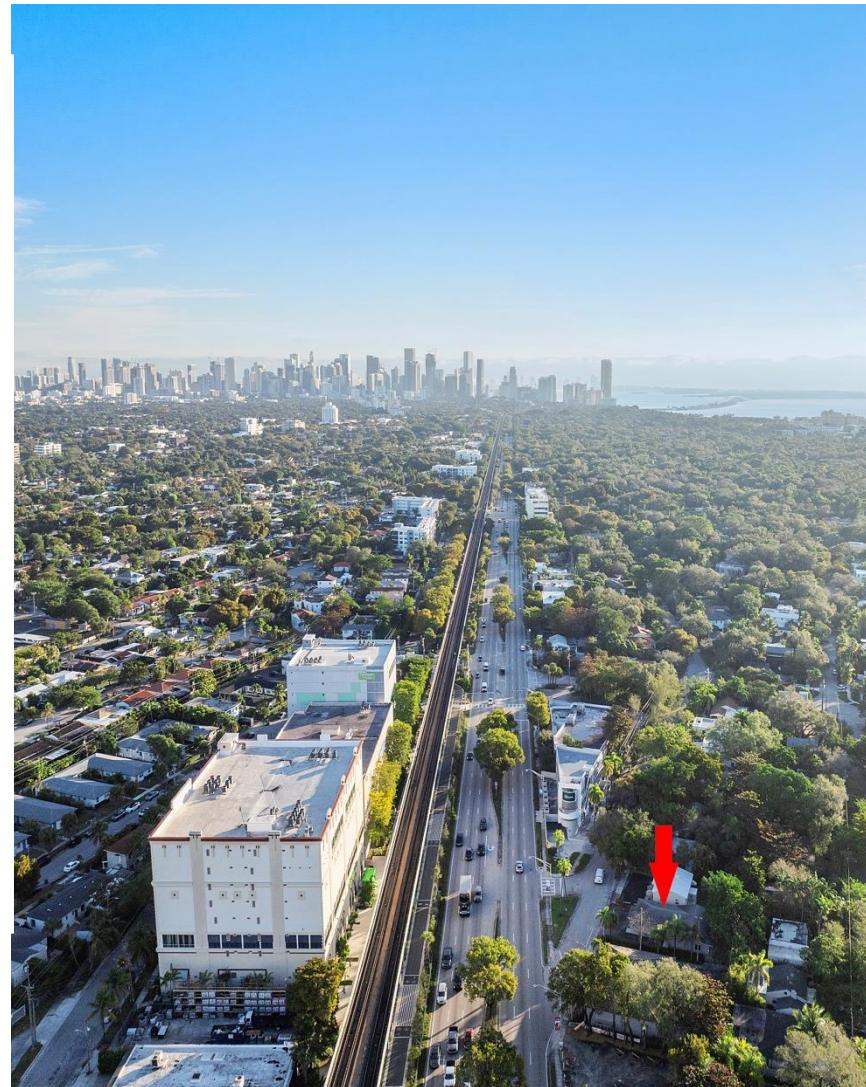
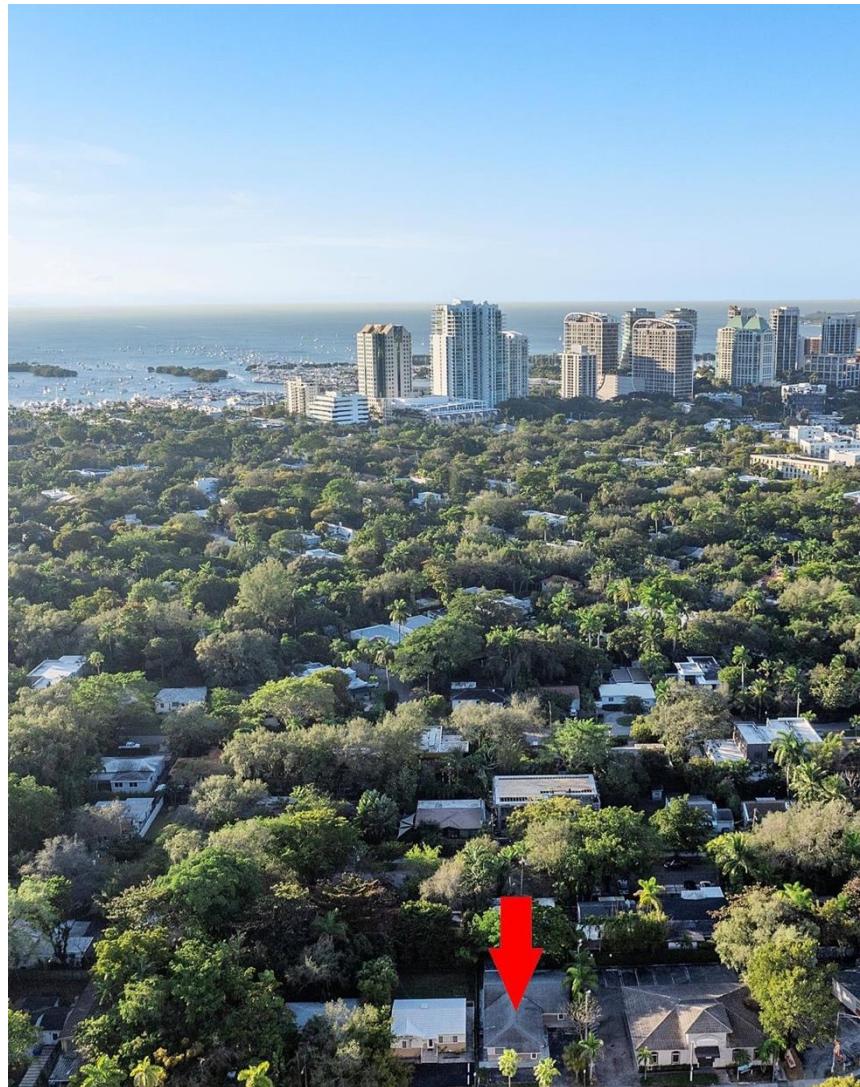
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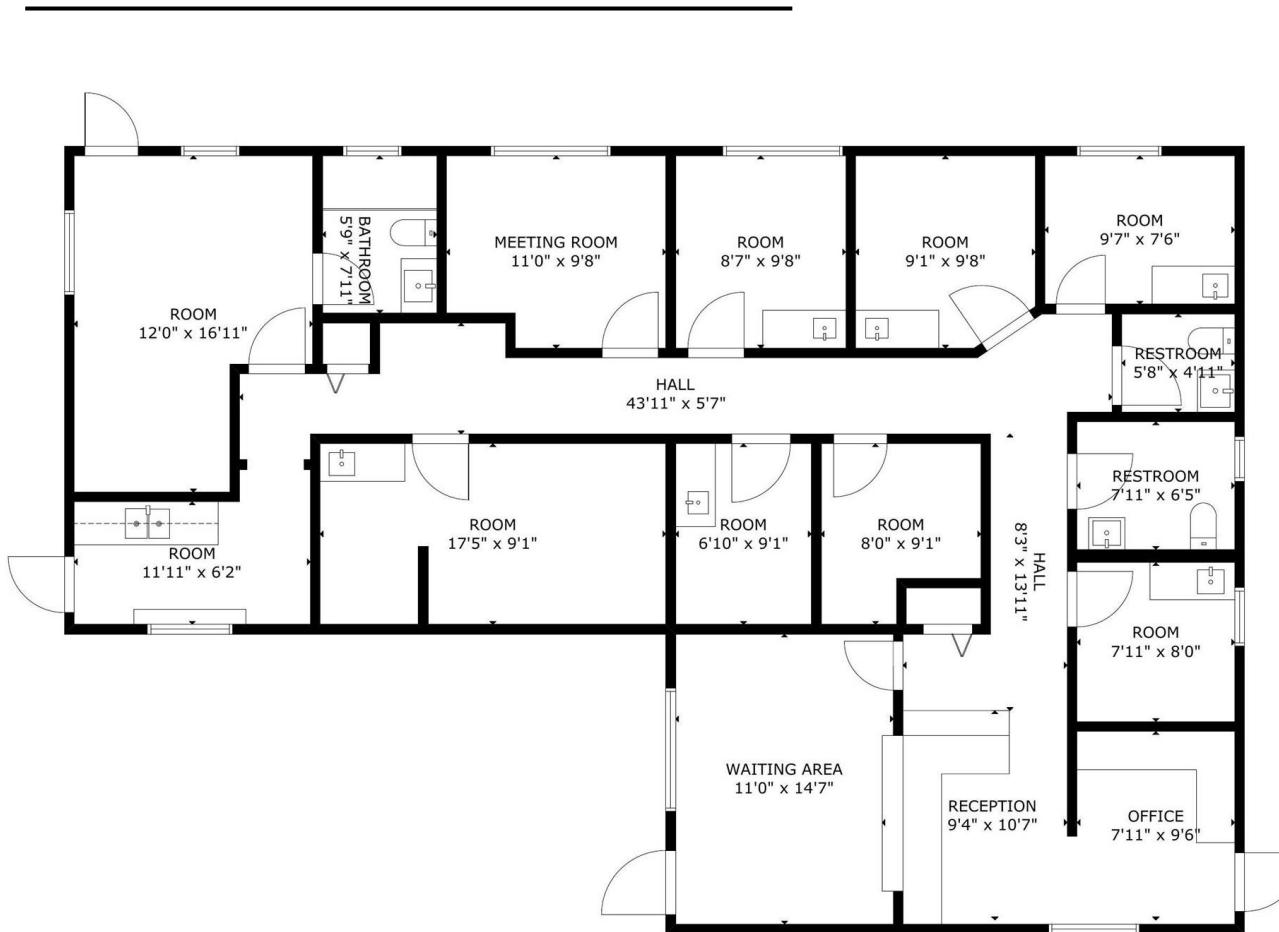
Additional Photos



Aerial Photos



Floor Plan



Current Setup

- 5x Exam Rooms
- 3x Offices
- 3x Bathrooms
- 1x Reception
- 1x Conference Room
- 1x x-ray room
- 1x kitchen break room



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